



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711 (608-270-4200)

## SMARTCODE BUILDING/SITE PLAN APPLICATION (ARTICLE 5)

### 1. Location of Property:

**Street Address:** Southwest corner of Lacy Rd. and Syene Rd.

**Legal Description - (Metes & Bounds, or Lot No. And Plat):** \_\_\_\_\_

LOT 4 OF NORTH PARK LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**2. Description of Project:** 68 unit apartment building with underground parking

**3. Existing Transect Zone:** T5 **Article 3 or Article 4 approval date:** \_\_\_\_\_

**4. Size of Site:** 52,953 sf **Site Density (if applicable):** 779 sf/du

### 5. Building/Site Plan applications shall provide plans and information showing the following:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> 1. Building Disposition                            | <input checked="" type="checkbox"/> 12. Landscape Standards                      |
| <input checked="" type="checkbox"/> 2. Building Configuration                          | <input type="checkbox"/> 13. Signage Standards                                   |
| <input checked="" type="checkbox"/> 3. Building Use                                    | <input type="checkbox"/> 14. Special Requirements, if any                        |
| <input checked="" type="checkbox"/> 4. Parking calculation & location                  | <input checked="" type="checkbox"/> 15. Architectural Standards                  |
| <input checked="" type="checkbox"/> 5. Number of dwelling units                        | <input checked="" type="checkbox"/> 16. Fencing Standards                        |
| <input checked="" type="checkbox"/> 6. Base Residential Density                        | <input checked="" type="checkbox"/> 17. Lighting Standards                       |
| <input type="checkbox"/> 7. Building square footage                                    | <input checked="" type="checkbox"/> 18. Statistics, maps and other documentation |
| <input checked="" type="checkbox"/> 8. All requests for Administrative Waivers, if any | showing how the Article 5 application, in  |
| <input type="checkbox"/> 9. All requests for Administrative Approvals, if any          | combination with the past approved Article 5                                     |
| <input type="checkbox"/> 10. All known requests for Conditional Use                    | plans, will meet the approved Community  |
| Permits, if any  | Regulating Plan, and the standards of this                                       |
| <input type="checkbox"/> 11. Civic Building design(s)                                  | Chapter.   |

\*\*\*Also submit all mapping in either CADD or GIS files

**Current Owner(s) of Property:** Goldleaf Development

**Address:** 2379 University Ave. **Phone No.:** 608-233-4423

**Contact Person:** Mike Filkouski **E-mail:** mfilkouski@littlecreekconst.com

**Address:** 7266 Cty Hwy V V, Sun Prairie, WI, 53590 **Phone No.:** 608-628-1116

**Respectfully Submitted By:** *Mike Filkouski* **Date:** 6/9/2014

Owner's or Authorized Agent's Signature

\*(If multiple owners, application shall include statement of consent by all property owners)

**PLEASE NOTE** – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

\*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

### FOR CITY USE ONLY

**Date Received:** 6/13/2014 **Permit Request No.:** \_\_\_\_\_

**APPROVED**  
8/12/2014 *888*  
with attached  
conditions.

Lot 4 North Park Article 5 Conditions – August 12, 2014

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval is based on plan set with site plan dated July 3, 2014, accompanying materials and responses to staff comments, along with ADR & Administrative Approvals granted by the Plan Commission on 7/15/2014.
- 3.) All signage shall follow the requirements of Chapter 23 and obtain proper approvals for all signage.

**SITE PLAN REVIEW CHECKLIST:**

**YES**

**NO**

X

\_\_\_\_\_

**Signed and completed Building / Site Plan – Article 5 Application**

X

\_\_\_\_\_

**Proposals / design compliant with Ch. 23 SmartCode District**

X

\_\_\_\_\_

**Vicinity map (no larger than 11 x 17)**

X

\_\_\_\_\_

**2 (two) reduced size (11 x 17) plan sets**

X

\_\_\_\_\_

**1 (one) full set of bounded drawings, include landscape plans**

X

\_\_\_\_\_

**1 (one) electronic copy (.tif or .pdf) of the plan set**

X

\_\_\_\_\_

**CADD or GIS files for all mapping**

**Plans to include existing and proposed information on the following:**

X

\_\_\_\_\_

**Location of structures, improvements and landscaping**

X

\_\_\_\_\_

**North arrow and scale bar**

X

\_\_\_\_\_

**Site boundaries**

X

\_\_\_\_\_

**Setback distance from property lines**

X

\_\_\_\_\_

**Rights-of-way, property lines and easements**

X

\_\_\_\_\_

**Location & dimensions of driveways, streets and sidewalks**

X

\_\_\_\_\_

**On-site parking and circulation**

X

\_\_\_\_\_

**Location of loading spaces, if applicable**

X

\_\_\_\_\_

**Location of trash receptacle enclosure**

X

\_\_\_\_\_

**Location of all outdoor electrical, plumbing and mechanical equipment**

X

\_\_\_\_\_

**Landscaping Plan for site**

\_\_\_\_\_

\_\_\_\_\_

**Signage Plan for site (type & fixtures)**

X

\_\_\_\_\_

**Elevations for each side of the building detailing the materials & colors**

X

\_\_\_\_\_

**Fencing Plan (if installing fence)**

X

\_\_\_\_\_

**Lighting Plan (in footcandles) & fixtures cut-sheets**

X

\_\_\_\_\_

**Site plan data table containing: transect zone, site size in square feet or acres, lot coverage by building in square feet and percentage, residential density in units per acre (if applicable), square feet of impervious surface and parking and landscaping calculations.**

**ARTICLE 5 SUPPLEMENTAL FORM:**

**Building Disposition:**

Lot(s) 4 Plat North Park

Transect Zone: T5

Lot Width 190' Lot Coverage 73%

Type of Building: ☐ Edgeyard ☐ Sideyard ☒ Rearyard ☐ Courtyard ☐ Specialized

Principal Building Setbacks: Front (principal) 12' Front (secondary) 10' Side 12' Rear 6'

Primary Setback: 12' feet Frontage buildout (if applicable): 88.3 %

Outbuilding: ☐ Yes ☒ No

Outbuilding Setbacks: Front -- Side -- Rear --

**Building Configuration:**

Type of Private Frontage: ☐ Common Yard ☐ Porch & Fence ☐ Light court ☐ Forecourt

☒ Stoop ☐ Shopfront ☐ Gallery ☐ Arcade

☐ Parking Lot ☐ Common Entry & Planter

% of clear glass of 1<sup>st</sup> story Façade: 30.5 %

Overall building height: 46' feet 4 stories

1<sup>st</sup> story: 10'-8" feet

2<sup>nd</sup> story: 10'-8" feet

3 [X] story: 10'-8" feet

4th story: 10'-8"

**Building Use:**

Use of principal building: Multi-family residential

# of residential dwelling units in principal building (if applicable): 68 dwelling units

Use of accessory building: \_\_\_\_\_

\*If multiple uses in building, please provide square footage of each type of use.

**Parking & Density:**

# of parking stalls provided within the Lot: 82

# of parking stalls along parking lane corresponding to the Lot Frontage: 20/2 = 10

# of parking stalls by lease or purchase from a Civic Parking Reserve within the Community Unit: 0

If looking to use Effective Parking standards, applicant shall provide completed Parking Occupancy Rate Table (Table 20)

Current density for transect zone within the block: 56 units/acre (per 5.9.2f)

**Parking Location:**

Drive width: 20'-24'

Material of parking / drive areas: Asphalt

**Landscape:**

% of landscape area of 1<sup>st</sup> Layer of Principal Frontage: 55 % (minimum 30%)

% of landscape area of 1<sup>st</sup> Layer of Secondary Frontage: 59 % (minimum 30%)

# of trees planted within the 1<sup>st</sup> Layer: 5

Requirements: T3 – 1 tree shall be planted within the 1<sup>st</sup> Layer for every 800 sq. ft of landscape area

T4 – minimum of 1 Understory Tree or 6 shrubs planted within 1<sup>st</sup> Layer for every 500 sq. ft. of 1<sup>st</sup> Layer landscape area.

T5 – Trees not required in 1<sup>st</sup> Layer.

**Signage:**

A or B grid street: \_\_\_\_\_

Type of sign: \_\_\_\_\_

(\* note: A sign permit is required for all signs)

**Architectural:** For buildings other than single-family and two-family Edgeyard & Sideyard Residential:

Type of building materials: brick veneer, vinyl siding, composite panels, aluminum railings, precast sills/bands

\*Vinyl siding is not permitted.

Fence: ☒ Yes ☐ No

If yes, fence at the 1<sup>st</sup> Layer shall be painted or stained.

Balcony or porch: ☒ Yes ☐ No

**Fencing:**

Height of fence (if applicable): 4'-0" feet

**Lighting:**

Are all parking lot and exterior building lighting on private lots dark sky approved or full cut-off fixtures? ☒ Yes ☐ No

Average lighting levels, in footcandles, at the building frontage line: 0



AA#1



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711 (608-270-4200)

**SMARTCODE**  
**APPROVAL**  
**ADMINISTRATIVE WAIVER**  
**APPLICATION**

**Location of Property:**

Street Address: Southwest corner of Lacy Rd. & Syene Rd.

Legal Description - (Metes & Bounds, or Lot No. And Plat): LOT 4 OF NORTH PARK LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**Administrative Waiver Details:**

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

**Administrative Waiver Checklist:**

- ☐ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☐ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☐ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Gold Leaf Fitchburg LLC

Address: 2379 University Ave Madison, WI Phone No.: \_\_\_\_\_

Contact Person: Michael S Filkouski E-mail: mfilkouski@littlecreekconst.c

Address: 7266 Cty Rd Vv Sun Prairie, WI 53590 Phone No.: 608-628-1116

Respectfully Submitted By: Michael S Filkouski Date: 6/10/2014

Owner's or Authorized Agent's Signature

\*(If multiple owners, application shall include statement of consent by all property owners)

**PLEASE NOTE** – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

**FOR CITY USE ONLY**

Date Received: 6/13/2014

Comments: \_\_\_\_\_

**APPROVED**

by Plan Commission

as part of 7/15/2014

ADR approval.

June 10, 2014

Mr. Tom Hovel  
City Planner  
Department of Planning and Development  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711



Re: Administrative Waiver  
Lacy Rd. and Syene Rd. – Lot 4

**KBA Project # 1332**

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow up to a 44" recess behind the primary setback line on a 68-unit apartment building in the development located at the southwest corner of Lacy Rd and Syene Rd.

Ordinance No. 2014-O-20, which created Article 5.6.2 f vii, states that Plan Commission may grant Administrative Approval for a maximum 44" recess behind the primary setback of a multifamily unit. The other conditions of this Article have been met with the current plans. The additional recesses are needed to allow for the placement of HVAC grills on the side wall of the recessed balconies.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Bruce', written over the typed name and title.

J. Randy Bruce, AIA  
Managing Member





City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711 (608-270-4200)

## SMARTCODE APPROVAL ADMINISTRATIVE WAIVER APPLICATION

### Location of Property:

Street Address: Southwest corner of Lacy Rd & Syene Rd.

Legal Description - (Metes & Bounds, or Lot No. And Plat): LOT 4 OF NORTH PARK LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

### Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

### Administrative Waiver Checklist:

- ☐ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☐ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☐ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Gold Leaf Fitchburg LLC

Address: 2379 University Ave Madison, WI Phone No.: \_\_\_\_\_

Contact Person: Michael S Filkouski E-mail: mfilkouski@littlecreekconst.c

Address: 7266 Cty Rd Vv Sun Prairie, WI 53590 Phone No.: 608-628-1116

Respectfully Submitted By: Michael S Filkouski Date: 6/10/2014

Owner's or Authorized Agent's Signature

\*(If multiple owners, application shall include statement of consent by all property owners)

**PLEASE NOTE** – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

### FOR CITY USE ONLY

Date Received: 6/13/2014

Comments: \_\_\_\_\_

**APPROVED**

by Plan Commission

as part of 7/15/2014

ADR approval.



June 10, 2014

Mr. Tom Hovel  
City Planner  
Department of Planning and Development  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711



Re: Administrative Waiver  
Lacy Rd. and Syene Rd. – Lot 4

**KBA Project # 1332**

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow the use of vinyl siding on the Façade of a 68-unit apartment building in the development located at the southwest corner of Lacy Rd and Syene Rd.


Ordinance No. 2014-O-13, which amends Article 5.13.4c and 5.13.5b relative to vinyl siding, states that Plan Commission may grant Administrative Approval for the use of vinyl siding. The characteristics of vinyl siding, including its durability and low maintenance requirements, will ensure that this building will maintain its appearance well into the future. The other conditions of this Ordinance have been met with the current plans.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member

 <p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<p align="center"><b>SMARTCODE ADMINISTRATIVE WAIVER APPLICATION</b></p>
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**Location of Property:**

**Street Address:** SOUTHWEST CORNER OF LACY ROAD AND SYENE ROAD  
**Legal Description - (Metes & Bounds, or Lot No. And Plat):** LOT 4 OF NORTH PARK LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**Administrative Waiver Details:**

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

**Administrative Waiver Checklist:**

- ☐ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☐ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☐ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

**Current Owner(s) of Property:** Gold Leaf Fitchburg LLC

**Address:** 2379 University Ave Madison, WI **Phone No.:** \_\_\_\_\_

**Contact Person:** Michael S Filkouski **E-mail:** mfilkouski@littlecreekconst.c

**Address:** 7266 Cty Rd Vv Sun Prairie, WI 53590 **Phone No.:** 608-628-1116

**Respectfully Submitted By:** Michael S Filkouski **Date:** 6/10/2014

Owner's or Authorized Agent's Signature

\*(If multiple owners, application shall include statement of consent by all property owners)

**PLEASE NOTE** – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

**FOR CITY USE ONLY**

**Date Received:** 8/11/2014

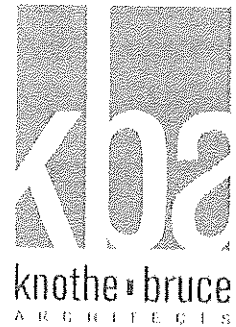
**Conditions  
Comments:**

**APPROVED**  
8/12/2014 JBB

- 1.) No other permit or approval is waived or deemed satisfied except that provided herein.
- 2.) Waiver granted per sec 5.7.5(f) of Chapter 23 SmartCode. Hedges shall be maintained to be between 3.5- 8 feet in height. Waiver approval based on submitted landscaping + Article 5 plans.

June 10, 2014

Mr. Tom Hovel  
City Planner  
Department of Planning and Development  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711



Re: Administrative Waiver  
Lacy Rd. and Syene Rd. – Lot 4

**KBA Project # 1332**

Dear Mr. Hovel,

This is a request for an Administrative Waiver to allow the use of a hedge streetscreen for the non-parking areas on a 68-unit apartment building in the development located at the southwest corner of Lacy Rd and Syene Rd. The owner would like to pursue Section 5.7.5 (f) with the intent of adding interest with plantings instead of standard fencing materials.

Streetscreening at parking areas will remain per Smartcode requirements as shown on the submitted drawings.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA  
Managing Member



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Mike Filkouski

Address: 7266 Cty Hwy V V

Phone Number of Contact Person: 608-233-4423

City, State, Zip Code: Sun Prairie, WI 53590

Email of Contact Person: mfilkouski@littlecreekconst.com

Project Address: SW corner of Lacy Rd and Syene Rd

Lot: 4

Subdivision: North Park

Project Type: ☒ Multi-Family

☐ Commercial

☐ Industrial

☐ Other

☒ New

☐ Addition

Impervious Surface Ratio (ISR): 73 (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

### Site Data:

- ☒ 1. Lot or property dimensions.
- ☒ 2. Orientation (to north).
- ☒ 3. Adjacent highways, roads, drive, etc.
- ☒ 4. Existing natural features (rivers, ponds, wetlands).
- ☒ 5. Existing buildings and/or improvements.
- ☒ 6. Existing and proposed site drainage.
- ☒ 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- ☒ 8. ISR shall be indicated on all plans.
- ☒ 9. Stormwater management plans and details.
- ☒ 10. Lighting plan in footcandles and light fixture cut sheets.

### Building:

- ☒ 1. Building size, configuration and orientation.
- ☒ 2. Distance from lot lines.
- ☒ 3. Distance from other buildings, improvements and natural features.
- ☒ 4. Location of well, septic tank, drainfield, etc. (if applicable)
- ☒ 5. Additional proposed additions or new structures.
- ☒ 6. Construction type (wood frame, structural steel, etc.).
- ☒ 7. Foundation type (full basement, slab on grade, etc.).
- ☒ 8. Number of levels.
- ☒ 9. Siding/exterior covering type, color, texture, etc.
- ☒ 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- ☒ 11. Roofing material type, color, texture, etc.
- ☒ 12. Exterior door and window location, size, type, etc.
- ☐ 13. Fire protection sprinklers or fire alarm systems.

### Ingress, Egress, Parking:

- ☒ 1. Location of highway and road access points.
- ☒ 2. Location, size, configuration of drivers and walks.
- ☒ 3. Number, size, location of parking spaces.
- ☒ 4. Location of handicapped parking and accessible building entrances.
- ☒ 5. Bicycle rack(s).



ARCHITECTURAL AND DESIGN REVIEW APPLICATION  
Page 2

Landscaping:

☒  
☒  
☒  
☒

1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: \_\_\_\_\_

Applicant or Authorized Agent

Date: \_\_\_\_\_

6/23/2014

\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.

FOR CITY USE ONLY

Date Received: \_\_\_\_\_

6/23/2014

Plan Commission Date: \_\_\_\_\_

Comments: \_\_\_\_\_

(Plans submitted 6/18/14)

**APPROVED**

by Plan Commission  
on 7/15/2014.



RECEIVED  
7/3/2014

CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

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Application: SmartCode Article 5 & ADR request  
Property Address: Lot 4 North Park  
Review Date: June 24, 2014  
*Planning Staff Review #1*

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Planning staff has reviewed the SmartCode Article 5 application submitted for Lot 4 North Park submitted on 6/13/14. The following comments are based on this review. Please provide a detailed narrative response to each of these comments/questions, along with appropriate documents by as soon as possible. Further comments or questions may arise as additional review occurs.

- 1.) Please label elevation drawings (by street name or cardinal direction) on sheets A-2.1 and A-2.2.  
*The elevations on A-2.1 and A-2.2 have been labeled.*
- 2.) The Principal Building side setback does not comply with the 0-12' requirement. Please note that the proposed building element (i.e. fence) does not count as part of the building. Why not make Street D the principal frontage? Staff recalls Street D being the principal frontage, which worked when the alleys were placed into outlot. *The principal frontage has been changed to be along Street D (North Park Trail) as suggested.*
  - a. By selecting the Street D frontage as principal frontage it also makes the alley a rear alley rather than a side alley, as required under the code. *Noted.*
- 3.) Frontage buildout: the building façade on the principal frontage does not meet the required 80% minimum frontage buildout. As previous noted, the proposed building element does not count as part of the building façade. *Changing the principal frontage to Street D (North Park Trail) now gives us a frontage buildout of 91.7%.*
- 4.) Is there any outdoor electrical, plumbing or mechanical equipment on the site? IF yes, please identify on the site plan. *Yes, the locations have been added to the site plan (C-1.1).*
- 5.) A streetscreen is required along any portion of the frontage line where there is not a building.
  - a. Along street D – 3.5 – 8 foot high streetscreen (may be replaced with a hedge by Administrative Waiver) *See site plan and elevations for revised streetscreens.*
  - b. Along street C (also used to mask parking) – 3.5 – 6 foot high streetscreen, which is a freestanding wall constructed of material to match the adjacent building Façade. *See site plan and elevations for revised streetscreens.*
- 6.) The clubhouse portion of the building is only one-story. How does this meet the two-story building requirement? *We're showing two stories across the entire clubhouse portion. However we are currently evaluating the plan implications. Please see elevations on A-2.1 and A-2.2.*
- 7.) Signage shall comply with the requirements of Chapter 23 SmartCode. *See site plan and elevations for proposed signage design.*
- 8.) Please provide spec sheet for the proposed vinyl, which should detail the thickness and also the fire rating information. *See attached vinyl spec sheet.*
- 9.) What is the percentage of vinyl used on each Façade and Elevation? Please also detail percentage of windows, doors, and other materials. *The façade along Street D (North Park Trail)*

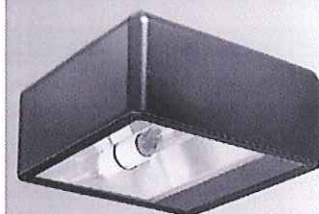
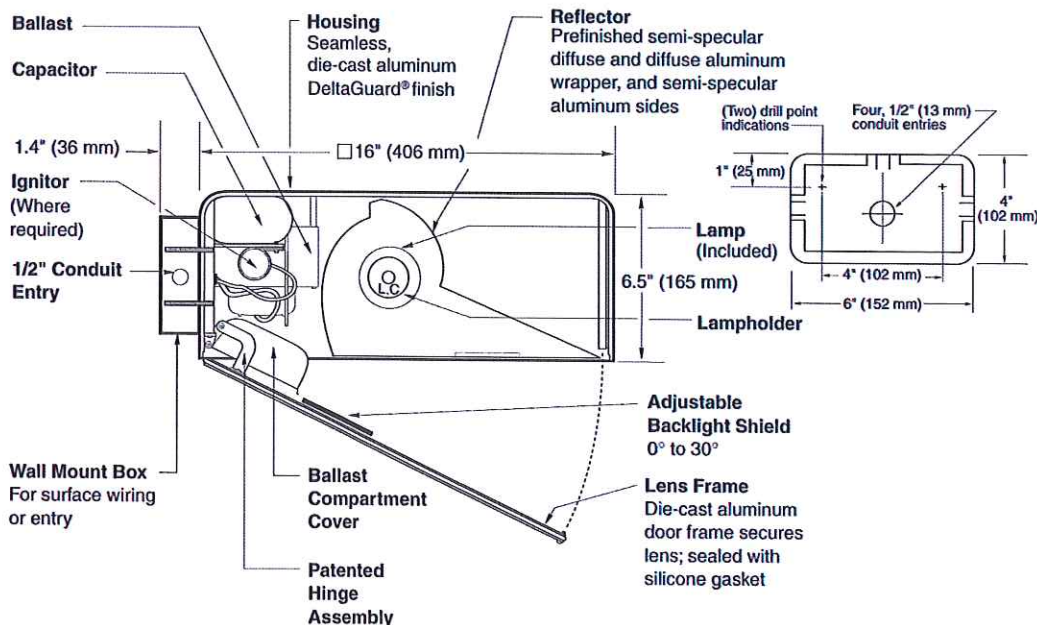


consists of 15% vinyl siding, 29% brick, 31% glazing, and 25% miscellaneous materials (trim, composite panels, balconies, precast bands, etc.). The elevation along Street C (Aurora Ave) consists of 19% vinyl siding, 27% brick, 29% glazing, and 25% miscellaneous materials (trim, composite panels, balconies, precast bands, etc.).

- 10.)What is the % of glazing above the first story Façade? 33%
- 11.)What is the slope of the pitched roof? The slope of the roof is 4¼ :12.
- 12.)You note that the railing on the decks/balconies is an aluminum railing system. Is this powder coated aluminum? Yes.
- 13.)Where a Frontage fence is used, it must be iron, iron & stone, iron & brick, brick, stucco or stone. See section 5.14.1 for T5 fencing standards. See elevations for revised frontage fence design.
- 14.)Are lighting fixtures ACW-16 and E5/E8 series full cutoff or dark sky compliant? Staff did not see this identified on the cut sheets for these fixtures. Yes. All fixtures are full cutoff.
- 15.)The average lighting level at the building frontage line is noted as 0. Is this correct? Yes, the average lighting level at the building frontage is 0.

## WALL MOUNT

## 16" (406 mm) AREA CUTOFF LIGHT

ACW-16  
SERIES

## Notes

SPEC #	WATTAGE	CATALOG #
<b>PULSE START METAL HALIDE</b>		
<input type="checkbox"/> SPEC #	150W PSMH	ACW615-(a)(b)
<input type="checkbox"/> SPEC #	200W PSMH	ACW620-(a)(b)
<input type="checkbox"/> SPEC #	250W PSMH	ACW625-(a)(b)
<input type="checkbox"/> SPEC #	320W PSMH	ACW632-(a)(b)
<input type="checkbox"/> SPEC #	350W PSMH	ACW635-(a)(b)
<input type="checkbox"/> SPEC #	400W PSMH	ACW640-(a)(b)
<b>HIGH PRESSURE SODIUM</b>		
<input type="checkbox"/> SPEC #	250W HPS	ACW525-(a)(b)
<input type="checkbox"/> SPEC #	400W HPS	ACW540-(a)(b)

Specify (a) Voltage &amp; (b) Options.

⊕ Reduced envelope ED28 lamp.

## (a) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

## (b) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (Includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

## GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire with adjustable backlight control for HID lamp, totally enclosed. Backlight shield provides precise cutoff adjustability from 0° (nadir) to 30° (house-side). Housing is seamless, die-cast aluminum. Fixture mounts to wall with a 4" (102 mm) x 6" (152 mm) x 1.4" (36 mm) cast aluminum mounting box and gasket. Two 5/16" threaded mounting studs are supplied with nuts and sealing washers to attach fixture to mounting box. Also provided are four threaded and closed 1/2" conduit entries. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass, and backlight shield.

## ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp grips. 150° C temperature supply wire required. Lamp ignitor included. All ballast assemblies are high-power factor and use the following circuit type:

277V Reactor  
150 – 400W PSMH

HX— High Reactance  
150W PSMH

CWA — Constant Wattage Autotransformer  
200 – 400W PSMH; 250 – 400W HPS

## PATENTS

US 4,689,729; 4,709,312

## LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

## FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

## ACCESSORIES

FWG-16 Wire Guard

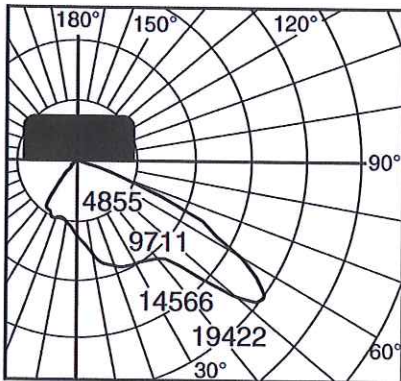


# 16" (406 mm) AREA CUTOFF LIGHT

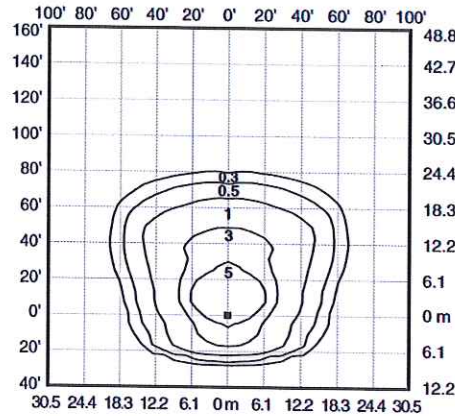
## EPA RATING

EPA 0.93 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

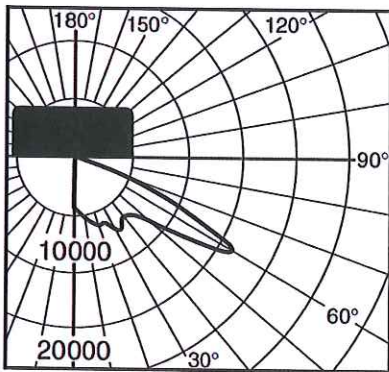
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



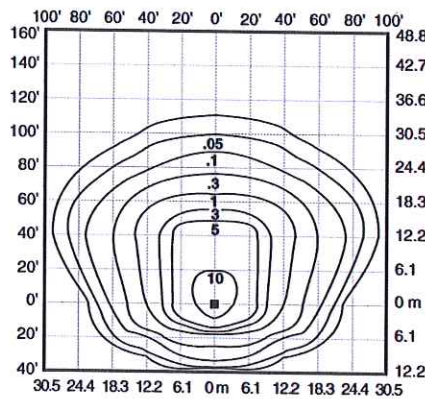
Candlepower distribution curve of 400W PSMH Area Cutoff Light without backlight shield.



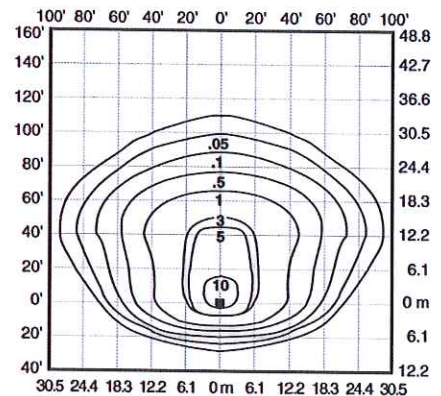
Isofootcandle plot of 400W PSMH Area Cutoff Light at 30' (9.1 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



Lighting Sciences Inc.  
Certified Test Report No. LSI 10246  
Candlepower distribution curve of 250W HPS Area Cutoff Floodlight without backlight shield.

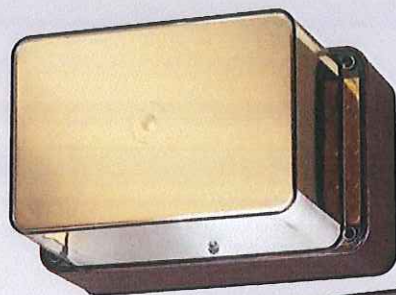


Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff. (Plan view)





**Lamp Included!**  
**E5 Series**  
(shown with Gold Shroud option)

**E8 Series**  
(shown with Bronze Shroud option)

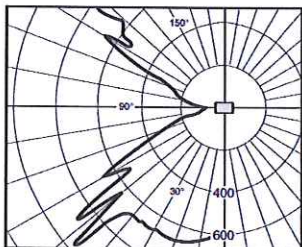


## Up/Down Cutoff & Deep Shielded

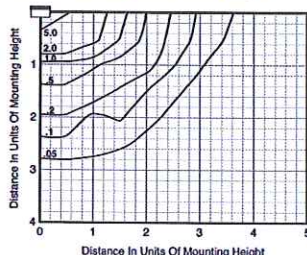
### E5 Series Up/Down Cutoff

The optics provide controlled uplight and downlight with side cutoff. The E5 Series optics are also available for vertical mounting; add suffix "R" to catalog number.

**NOTE:** 50-watt MH with suffix "G" is supplied with a glass insert to allow operation in the wall-mounted position.



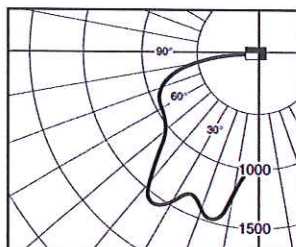
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



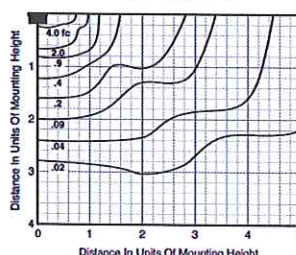
Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).

### E8 Series Deep Shielded

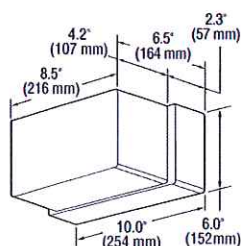
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



Candlepower Distribution Curve of 70W HPS E8 Deep Shielded Light.



Isofootcandle plot of one 70W HPS E8 Deep Shielded Light at 15' (4.6 m) mounting height (plan view).



For 50, 70 and 100W HPS with quad-volt or tri-volt, and all MH fixtures, the housing depth is 3" (76 mm), and the overall fixture depth is 7.2" (183 mm).

## Order Information

Description	Wattage/ Lamp Type	Catalog Number	Mounting Position
Up/Down Cutoff	50W MH	E5405-MG	Wall
	35W HPS	E5503-1	Any
	50W HPS	E5505-1	Any
Deep Shielded	50W MH	E8405-M	Wall Downlight only
	70W MH	E8407-M	Wall Downlight only
	35W HPS	E8503-1	Any
	50W HPS	E8505-1	Any
	70W HPS	E8507-1	Wall Downlight only
	100W HPS	E8510-1	Wall Downlight only

**NOTE:** Suffix "G" indicates glass insert is supplied.

Options: (Factory-installed)		
Description	Change Suffix To	Add After Suffix
277V ballast (35-50W HPS only)	2	
347V ballast (50W HPS only)	6	
Quad-volt ballast (70-100W HPS only)	M	
Tri-volt ballast (50 & 70W MH only)	T	
Tri-volt ballast (70 & 100W HPS only)	T	
Photocell (120V, 277V, 208V, 240V or 347V)	1, 2, 3, 4 or 6	P
Bronze Color Shroud		BS
Gold Color Shroud (not available on 100W HPS)		GS
High Power Factor ballast		H
Tamperproof Lens Fasteners		J
Vertical Mounting (E5 Series only)		R
<b>NOTE:</b> Not available when both hpf and photocell supplied		
Polycarbonate Lens		V

### Accessories: (Field-installed)

Description	Catalog Number
Surface Mounting Box	ESB-7
Pole Mounting Bracket	PAS-7
Tamperproof Screwdriver	TPS-1

Catalog Number Logic/Voltage Suffix Key ..... Page 9

Bollard Panel ..... Page 31

Accessories ..... Page 39

### E5 Series Mounting Multipliers

Height	Multiplier
7' (2.1 m)	2.04
8' (2.4 m)	1.56
9' (2.7 m)	1.23
10' (3.0 m)	1.00
12' (3.7 m)	0.69
15' (4.6 m)	0.44
20' (6.1 m)	0.25

The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.85
35W HPS	0.56

### E8 Series Mounting Multipliers

Height	Multiplier
8' (2.4 m)	3.52
10' (3.0 m)	2.25
12' (3.7 m)	1.56
15' (4.6 m)	1.00
20' (6.1 m)	0.56
25' (7.6 m)	0.36

The E8 Series photometric data in this section was developed in testing Ruud fixtures with clear, 70W HPS 6,400 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.53
70W MH	0.86
35W HPS	0.35
50W HPS	0.63
100W HPS	1.48

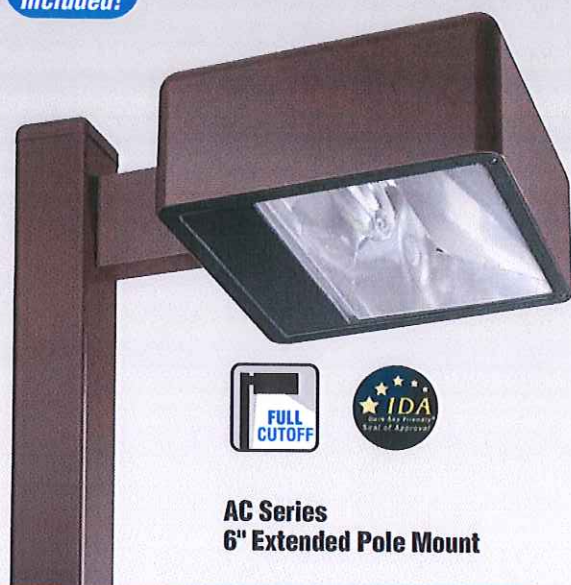
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Lamp Included!



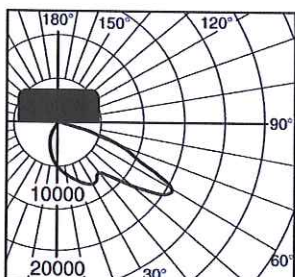
## AC Series 6" Extended Pole Mount

### Area Cutoff

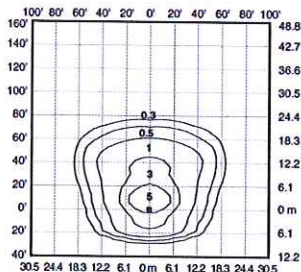
This compact forward-throw reflector has a main beam of 60+ degrees from vertical (30 degrees from horizontal), providing wide lateral distribution and excellent uniformities. A Backlight Shield accessory (standard on Wall Mount) permits precise cutoff adjustability.

#### Three Sizes:

- 12" square x 5" deep (305 x 127 mm)
- 16" square x 6.5" deep (406 x 165 mm)
- 22" square x 9.3" deep (559 x 235 mm)



Candlepower distribution curve of  
400W MH 16" Area Cutoff Light.  
(Side View)



Isofootcandle plot of 400W MH  
Area Cutoff Light at 30' (9.1 m)  
mounting height, 0° tilt above  
horizontal, with backlight shield  
removed.

### Order Information

Housing Size (sq.)	Wattage/Lamp	Catalog Number	Mounting Code (Insert Code at * in Catalog #)
12"	150W PSMH	MAC*615-M	1 = 1-1/2" Close Pole Mount
16"	150W PSMH	AC*615-M	2 = 6" Extended Pole Mount
16"	250W PSMH	AC*625-M	3 = 2" Adjustable Filter
16"	320W PSMH	AC*632-M	4 = Yoke Mount
16"	400W PSMH	AC*640-M	6 = 1/2" Adjustable Filter (12" housing only)
22"	750W PSMH	AC*675-M	8 = Without Mounting (hardware)
12"	50W MH	MAC*405-M	K = Round Tube Off-Center Tenon Mount (16" housing only) (For 2-3/8" or 3" O.D.)
12"	70W MH	MAC*407-M	M = Round Tube Off-Center Direct Mount (16" housing only) (Direct Filter for 4" sq. pole)
12"	100W MH	MAC*410-M	W = Wall Mount (Backlight Shield is standard)
12"	175W MH	MAC*417-M	
16"	175W MH	AC*417-M	
16"	250W MH	AC*425-M	
16"	400W MH	AC*440-M	
22"	1000W MH	AC*499-M	
12"	35W HPS	MAC*503-1	
12"	50W HPS	MAC*505-D	
12"	70W HPS	MAC*507-M	
12"	100W HPS	MAC*510-M	
12"	150W HPS	MAC*515-M	
16"	250W HPS	AC*525-M	
16"	400W HPS	AC*540-M	

Some states prohibit these products from being sold.

\* Specify Mounting (additional cost)

Other lamp wattages available—consult factory

Reduced envelope lamp. ED28 for 320 & 400W PSMH and 400W MH; BT37 for 1000W MH.

Options: (Factory-installed)	Change Suffix To	Add After Suffix
120V Reactor ballast (50–150W HPS 12" housing only)	1	
277V Reactor ballast (PSMH only)	27	
347V ballast (50W HPS only)	6	
480V ballast (PSMH, 175–1000W MH & 70–400W HPS only)	5	
480V ballast (70–100W MH only)	5	
Tri-volt ballast (PSMH, MH & 70–400W HPS only)	T	
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F
Dual Fuse (208V, 240V or 480V) (n/a Canada)	3, 4 or 5	F
Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V Reactor)	Q	
Bulb Photocell (Factory-installed with all mountings other than 2" Adjustable Filter)		
NOTE: n/a on 1000W w/120V; all 480V	27, 1, 2, 3, 4 or 6	P
External Photocell (Factory-installed) (Page 131)		
For fixtures w/1000W, 120V	1	P
For fixtures w/480V	5	P

#### Accessories:

(Field-installed)	12"	16"	22"
Wire Guard	FWG-12	FWG-16	FWG-22
Backlight Shield	SBL-12	SBL-16	SBL-22

(standard on AC Series Wall Mount)

Bulb Photocell (Field-installed in fixtures with 2" Adjustable Filter)	Catalog #
For fixtures w/120V (n/a on 1000W)	PC-1
For fixtures w/208, 240 or 277V	PC-2
For fixtures w/347V	PC*6

Mountings	Page 114
Catalog Number Logic/Voltage Suffix Key	Page 113
Optical Systems	Pages 102–105
Accessories	Page 131
Mounting Alternatives	Pages 148–149
Mounting Brackets	Pages 150–151
Poles	Pages 152–159

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**Lamp  
Included!**



**QH Series  
Center Direct Mount**



Center Tenon Mount

## Quadrate Round Tube Post Top

Two optical systems are available:

**Vertical Lamp**, for 50- to 175-watt medium-base lamps.

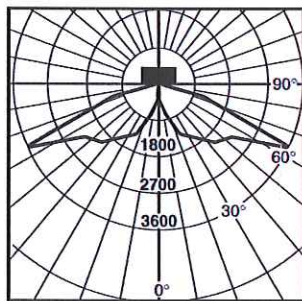
**Horizontal Lamp**, for 175- to 400-watt mogul-base lamps.

Both provide quadrate distribution and great uniformities. The optical chamber is sealed to reduce dirt and insect contamination.

**One Size:**

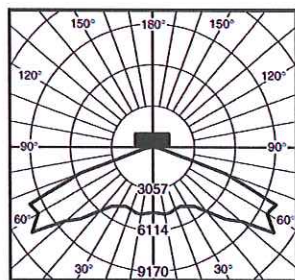
16" square x 6.5" deep (406 x 165 mm)

### Vertical Lamp Optics

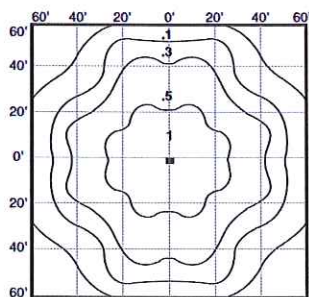


Candlepower Distribution Curve of 16" square 175W MH Vertical Lamp Post Top Light.

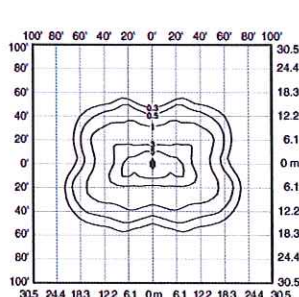
### Horizontal Lamp Optics



Candlepower Distribution Curve of 16" square 400W MH Horizontal Lamp Post Top Light.



Isofootcandle plot of 16" square 175W MH Vertical Lamp Post Top Light at 20' (6.1 m) mounting height.



Isofootcandle plot of 16" square 400W MH Horizontal Lamp Post Top Light at 25' (7.6 m) mounting height.

## Order Information

Housing Size (sq.)	Wattage/ Lamp	Catalog Number	Mounting Code (Insert Code at * in Catalog #)
16"	150W PSMH	QV*615-M	F = Center Tenon Mount (Tenon Fitter for 2-3/8" up to 3" O.D.)
16"	50W MH	QV*405-M	H = Center Direct Mount (Direct Fitter for 4" sq. pole)
16"	70W MH	QV*407-M	Also available with side pole mount:
16"	100W MH	QV*410-M	1 = 1-1/2" Close Pole Mount
16"	175W MH	QV*417-M	2 = 6" Extended Pole Mount
16"	50W HPS	QV*505-D	
16"	70W HPS	QV*507-M	
16"	100W HPS	QV*510-M	

Housing Size (sq.)	Wattage/ Lamp	Catalog Number	Mounting Code (Insert Code at * in Catalog #)
16"	150W PSMH	QH*615-M	F = Center Tenon Mount (Tenon Fitter for 2-3/8" up to 3" O.D.)
16"	250W PSMH	QH*625-M	H = Center Direct Mount (Direct Fitter for 4" sq. pole)
16"	320W PSMH	QH*632-M	
16"	400W PSMH	QH*640-M	
16"	175W MH	QH*417-M	
16"	250W MH	QH*425-M	
16"	400W MH	QH*440-M	
16"	250W HPS	QH*525-M	
16"	400W HPS	QH*540-M	

Some states prohibit these products from being sold.

\* Specify Mounting (additional cost)

Other lamp wattages available—consult factory

Φ Reduced envelope lamp. ED28 for 320 & 400W PSMH.

Options: (Factory-Installed)	Change Suffix To	Add After Suffix
277V Reactor ballast (PSMH only)	27	
347V ballast (50W HPS only)	6	
480V ballast (PSMH, 175-400W MH & 70-400W HPS only)	5	
480V ballast (70 & 100W MH only)	5	
Tri-volt ballast (PSMH, MH & 70-400W HPS only)	T	
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F
Dual Fuse (208V, 240V or 480V) (n/a Canada)	3, 4 or 5	F
Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V Reactor)	Q	
Button Photocell (n/a on 480V)	27, 1, 2, 3, 4 or 6	P
External Photocell (480V only) (Page 131)	5	P

### Accessory: (Field-Installed)

Description	Catalog Number
Wire Guard	FWG-16

Mountings	Page 114
Catalog Number Logic/Voltage Suffix Key	Page 113
Optical Systems	Pages 102-105
Accessories	Page 131
Mounting Alternatives	Pages 148-149
Mounting Brackets	Pages 150-151
Poles	Pages 152-159

Area

Quadrate Round Tube Post Top

QV/QH

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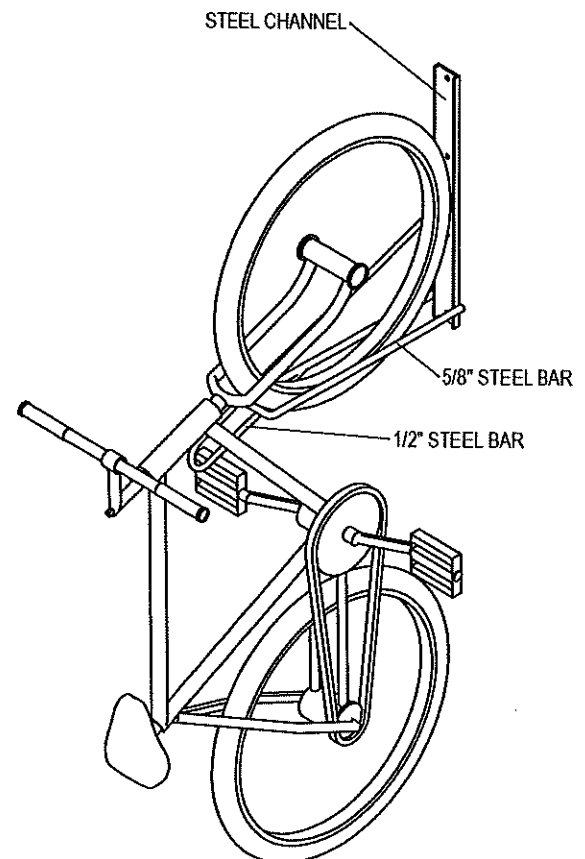
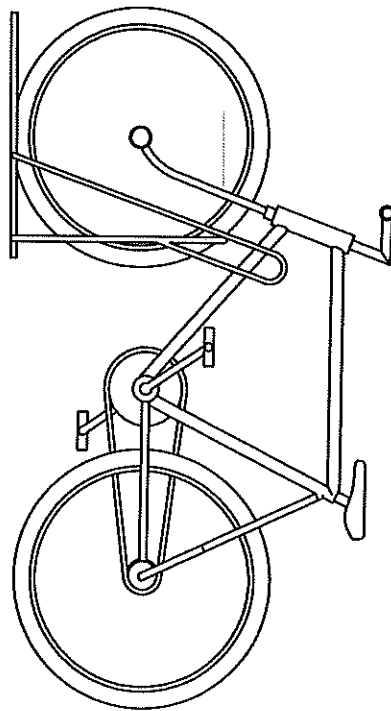
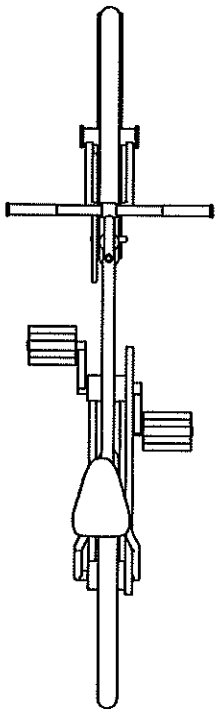
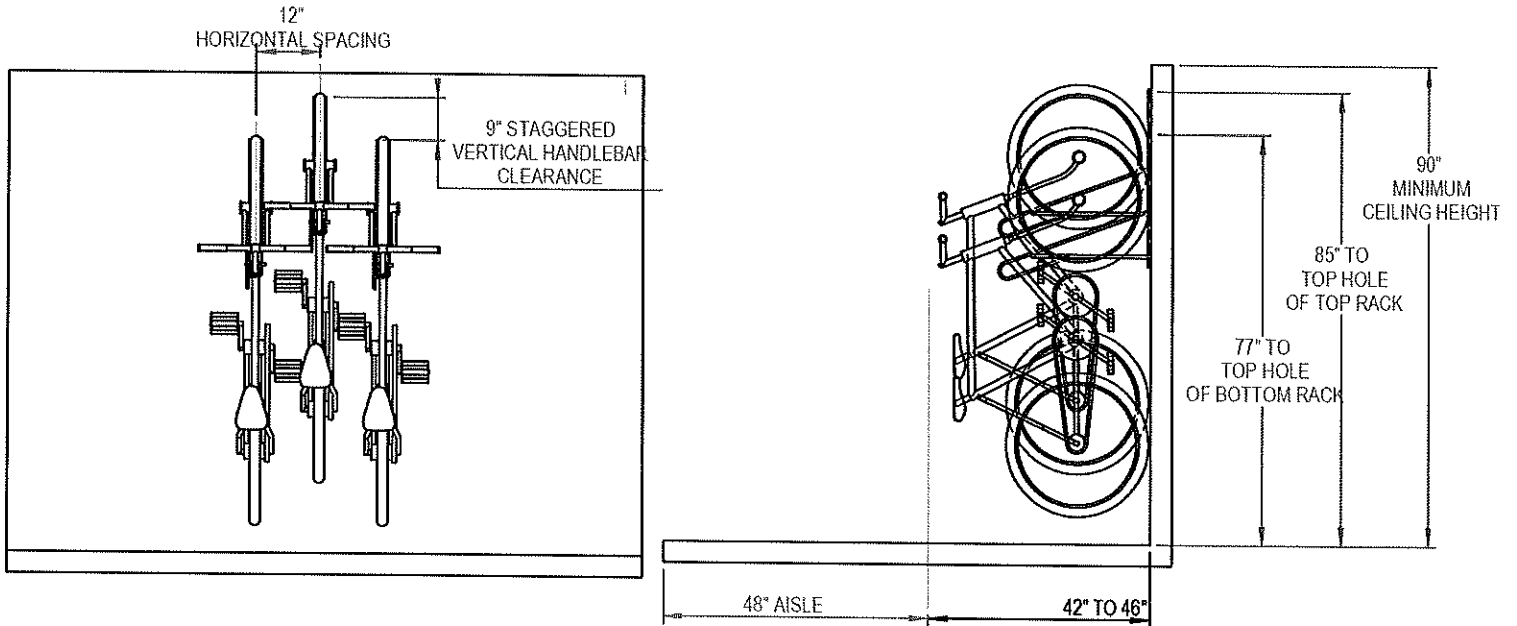
127

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PRODUCT: BSV-1-WM  
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT

DATE: 8-7-09  
ENG: BLW

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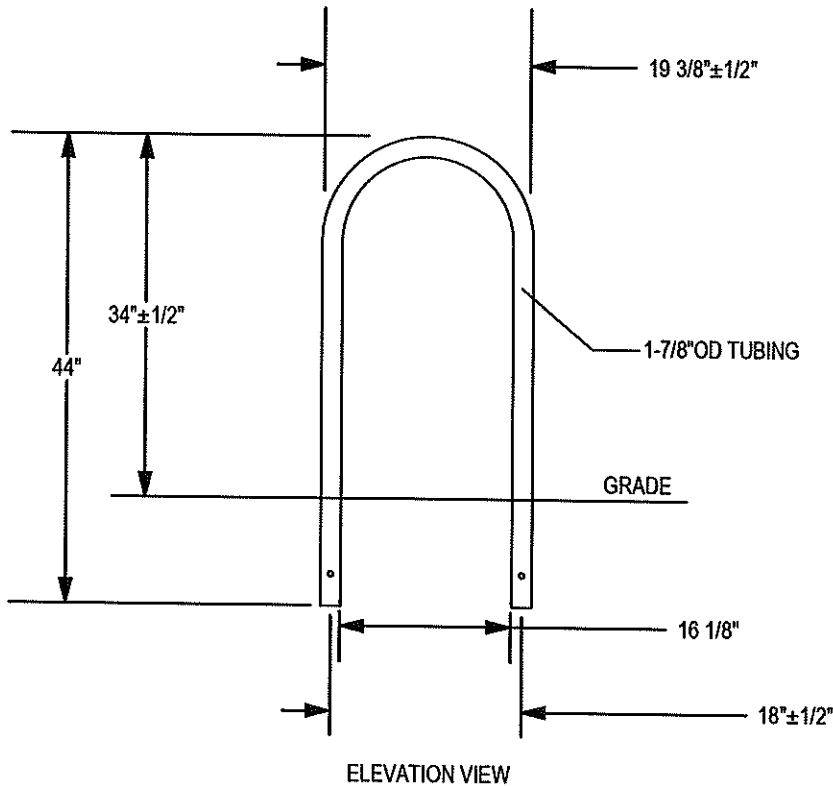
NOTES:

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2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

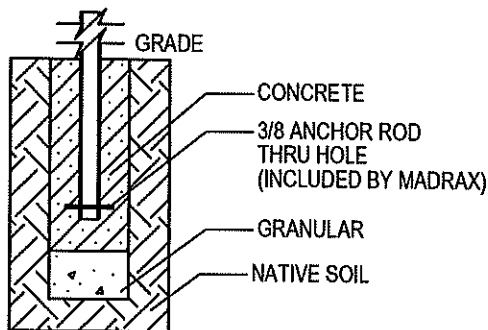


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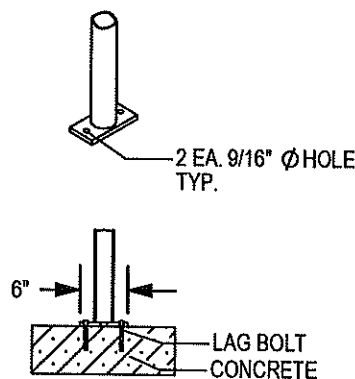
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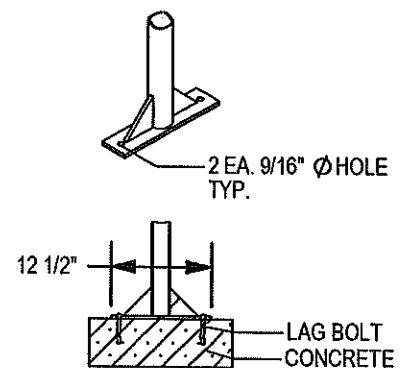
CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)  
SECTION VIEWS



□ SURFACE GUSSET MOUNT (SG)  
UPCHARGE

PRODUCT: U190-IG(SF,SG)  
DESCRIPTION: 'U' BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 8-5-02  
ENG: TLG

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3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

## Monogram<sup>TM</sup> 46

### Vinyl Siding

**General Description:** Monogram<sup>TM</sup> provides the look of wood siding, but does not require the upkeep common to wood. Monogram siding is manufactured with TrueTexture<sup>TM</sup> rough cedar finish molded directly from real cedar boards. Available in a selection of profiles, Monogram offers the industry's widest selection of colors. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Monogram is also an ideal product for remodeling.

#### Styles:

Profile	Finish	Panel Projection (Nominal)	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Rough Cedar	¾"	.046"	CertiLock <sup>TM</sup> post-formed positive lock	41	¾"
Double 5" Clapboard	Rough Cedar	¾"	.046"	CertiLock <sup>TM</sup> post-formed positive lock	19	¾"
Double 5" Dutchlap	Rough Cedar	¾"	.046"	CertiLock <sup>TM</sup> post-formed positive lock	27	¾"

**Colors:** Monogram siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor<sup>TM</sup> color science.

Arbor Blend**	Cypress	Heritage Cream	Pacific Blue*	Sterling Gray
Arctic Blend**	Desert Tan	Herringbone	Sable Brown*	Suede
Autumn Red*	Flagstone*	Ivy Green*	Sandpiper	Terra Cotta*
Autumn Yellow	Forest*	Light Maple	Sandstone Beige	Timber Blend**
Bermuda Blue	Frontier Blend**	Linen	Savannah Wicker	Weathered Blend**
Buckskin	Glacier Blend*	Meadow Blend*	Seagrass	
Canyon Blend*	Granite Gray	Mountain Cedar*	Silver Ash	
Charcoal Gray*	Green Tea	Natural Clay	Snow	
Colonial White	Hearthstone*	Oxford Blue	Spruce*	

\* Deluxe Color: Deluxe colors utilize CertainTeed's proprietary manufacturing process to provide the unique appearance of semi-transparent and solid stained wood siding.

\*\* Premium Color: Made with an exclusive, highly durable polymer capstock combined with unique heat distortion modifiers that helps ensure long-term weatherability in darker hues that would otherwise quickly fail.

**STUDfinder<sup>TM</sup>:** The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

**RigidForm<sup>TM</sup>:** Monogram RigidForm 220 technology has a stiff, double-thick .092" nail hem for a straighter-on-the-wall appearance and wind load performance.

**Lock:** Uniquely designed for ease of installation, Monogram features the CertiLock<sup>TM</sup> locking system; a post-formed positive lock which provides for self-aligning installation. Properly installed panels will snap together with an audible "click" signaling that they are ready for nailing.

**Accessories:** CertainTeed manufactures a wide range of siding accessories which are compatible with Monogram siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.



**Composition:** Monogram siding products are produced using CertaVin™ custom-formulated PVC resin. This resin is produced exclusively by CertainTeed, allowing CertainTeed to maintain the high quality of its siding products.

**Technical Data:** Monogram siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding Insulated Vinyl Siding D 3679, and the requirements of section R703.11 of the International Residential Code, and section 1405.14 and 2603 of the International Building Code. Monogram siding meets or exceeds the properties noted in Table 1.

ASTM E 84	Meets Class 1 flame spread requirements as tested according to ASTM E84.
ASTM D 1929	Self-ignition temperature 813°F
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

**Important Fire Safety Information:** When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

**Wind Load Testing:** CertainTeed Monogram double 4" siding has been tested per ASTM D 5206 standard test method for resistance to negative wind load pressures of 63 psf, which equates to more than 220 mph per VSI windspeed calculation guidelines, when installed with nails positioned 16" on center. Check with your local building inspector for wind load requirements in your area on the type of structure you are building.

**Documents:** CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.

Texas Department of Insurance Product Evaluation EC-11

Conforms to ASTM Specification D3679

Florida BCIS Approval FL1573

ICC-ES Evaluation Report ESR-1066

CCMC #13008-L

For specific product evaluation/approval information, call 800-233-8990.

**Installation:** Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

**Warranty:** CertainTeed supports Monogram siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

**Technical Services:** CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

**Sample Short Form Specification:** Siding as shown on drawings or specified herein shall be Monogram Vinyl Siding as manufactured by CertainTeed Corporation, Valley Forge, PA. The siding shall have a .092" thick nail hem. Installation shall be in accordance with manufacturer's instructions.

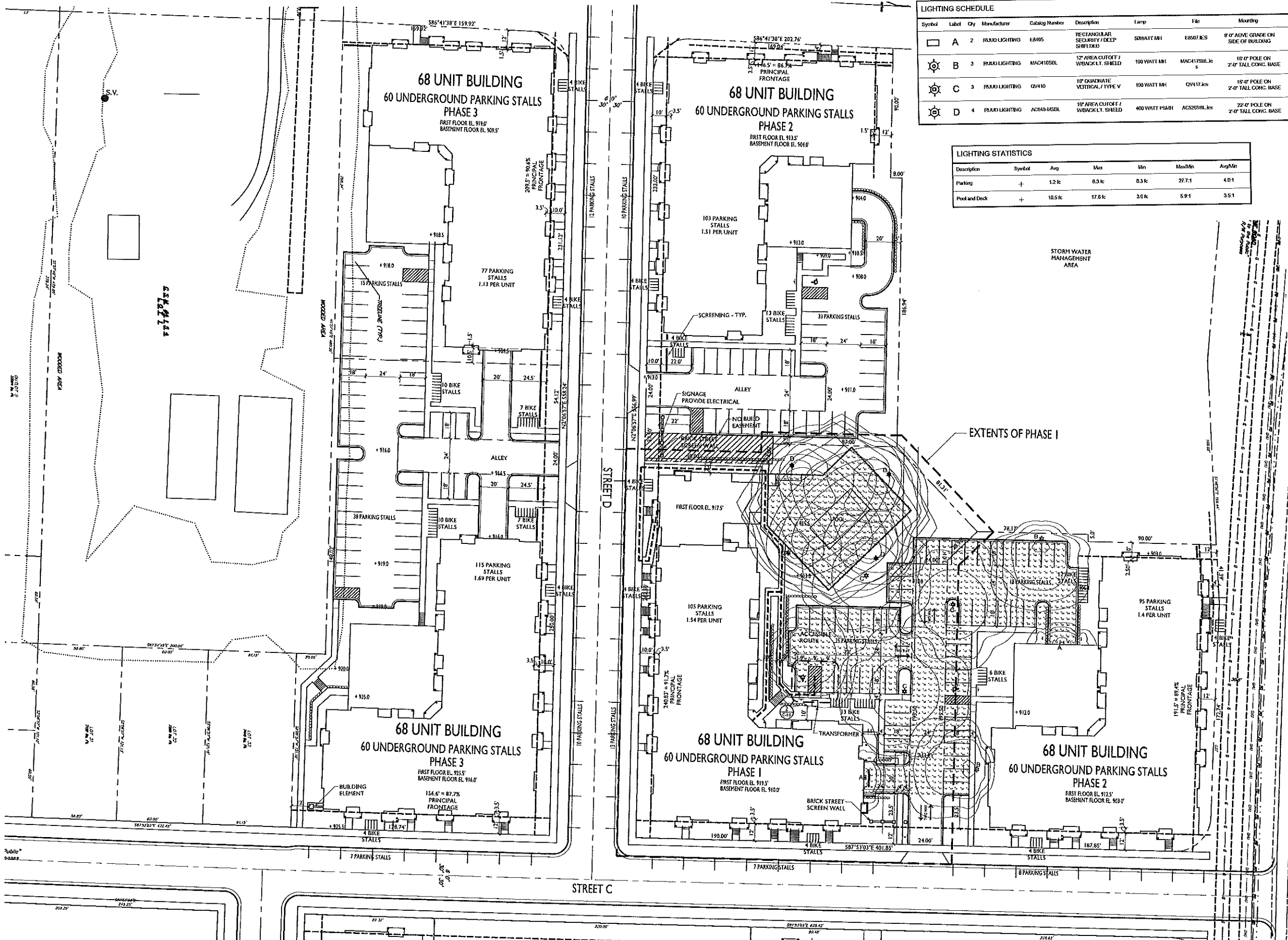
**Three-part Format Specifications:** Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at [certainteed.com](http://certainteed.com).



CertainTeed Corporation  
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Valley Forge, PA 19482  
[certainteed.com](http://certainteed.com)  
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LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File
	A	2	FLUO LIGHTING	EB105	RECTANGULAR SECURITY / DEEP SHIELDED	50WATT MH	EB807 IES
	B	3	FLUO LIGHTING	MAC41050L	12" AREA CUTOFF / W/BACKLT. SHIELD	100 WATT MH	MAC4175BL.k
	C	3	FLUO LIGHTING	QV410	18" QUADRATE VERTICAL / TYPE V	100 WATT MH	QV417.k
	D	4	FLUO LIGHTING	AC640-HSBL	15" AREA CUTOFF / W/BACKLT. SHIELD	400 WATT PSB-I	AC6255BL.k

LIGHTING STATISTICS					
Description	Symbol	Qty	Max	Min	Max/Min
Parking	+	1.2 k	0.3 k	0.3 k	21.7:1
Pool and Deck	+	10.5 k	17.5 k	3.0 k	5.9:1

**knothe & bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
600.836.3690 Middleton, WI 53563

ISSUED  
Article 5 Submittal - June 12, 2014  
Article 5 Re-Submittal - July 3, 2014

PROJECT TITLE  
**NORTH PARK -  
PHASE I**

**NORTH PARK  
TRAIL & AURORA  
AVENUE  
SHEET TITLE  
SITE LIGHTING  
PLAN**

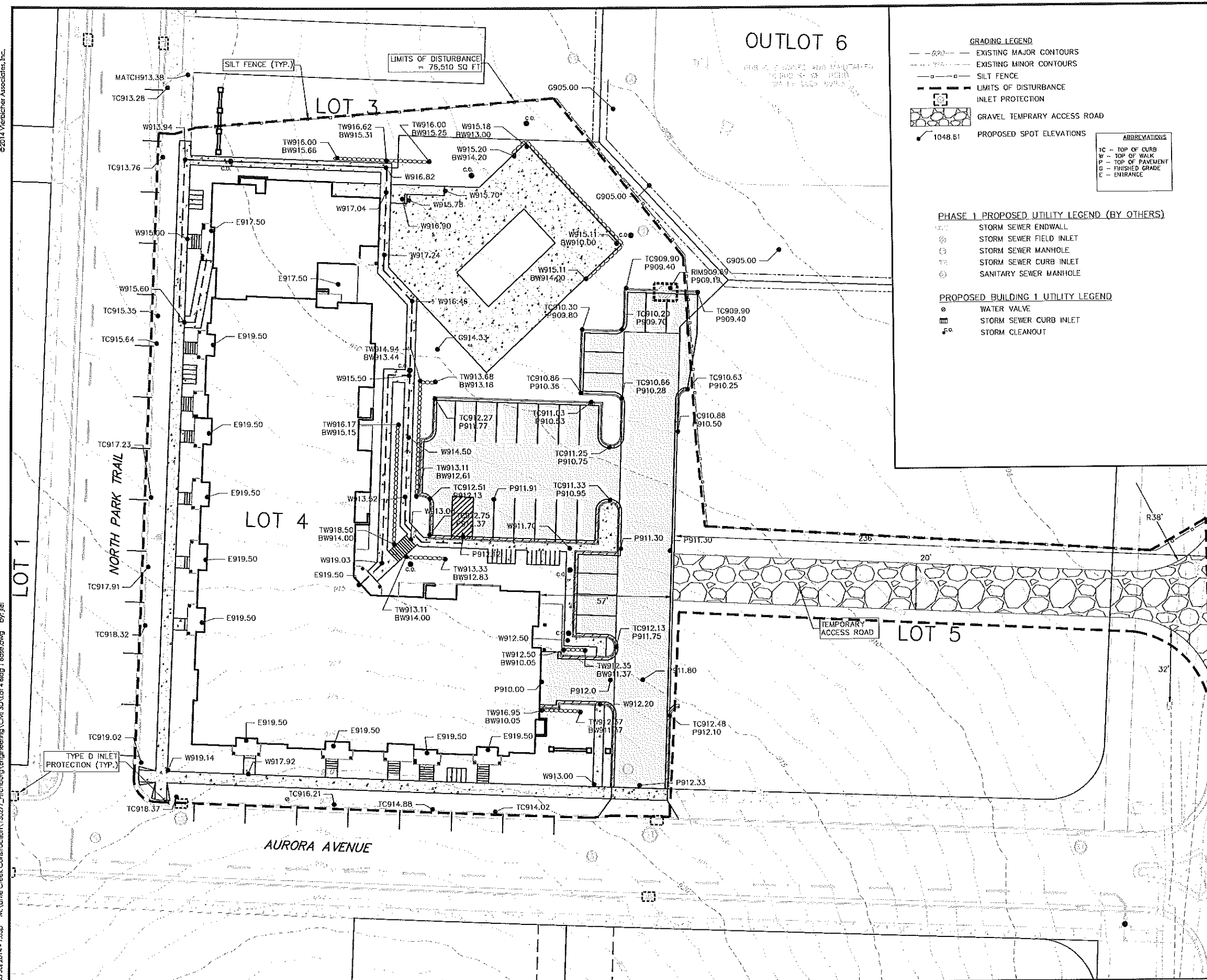
SHEET NUMBER

**C-1.1**

PROJECT NO. **1332**  
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**1 SITE LIGHTING PLAN**  
C-1.1 SCALE: 1:30





CONSTRUCTION SEQUENCE:

1. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
2. INSTALL SILT FENCE, AND TRACKING PAD.
3. STRIP TOPSOIL OF EXISTING SITE
4. ROUGH GRADE DRIVE, PARKING LOT AND BUILDING PAD.
5. CONSTRUCT UNDERGROUND UTILITIES.
6. CONSTRUCT WALKS, DRIVE, PARKING LOT AND BUILDING.
9. FINAL GRADE SITE, RESPREAD TOPSOIL, SEED AND MULCH.
10. REMOVE INLET PROTECTION AND SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED.

SITE PAVING NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. HEAVY-DUTY CONCRETE INSTALLED AT SIDEWALK AT DRIVEWAY ENTRANCE SHALL BE 7" THICK, CONSTRUCTED ON A COMPACTED BASE OF 4" CRUSHED AGGREGATE.
3. LIGHT-DUTY ASPHALT INSTALLED IN PARKING AREAS SHALL BE 3" THICK, CONSTRUCTED ON A COMPACTED BASE OF 11" CRUSHED AGGREGATE.

## SEEDING RATES:

TEMPORARY:  
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

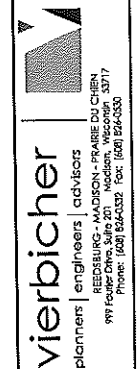
PERMANENT:  
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 4  
LB./1,000 S.F. IN LAWN AND TERRACES.

## FERTILIZING RATES:

TEMPORARY AND PERMANENT:  
USE WISCONSIN D.O.T. TYPE A OR B AT 7  
LB./1,000 S.F.

## MULCHING RATES:

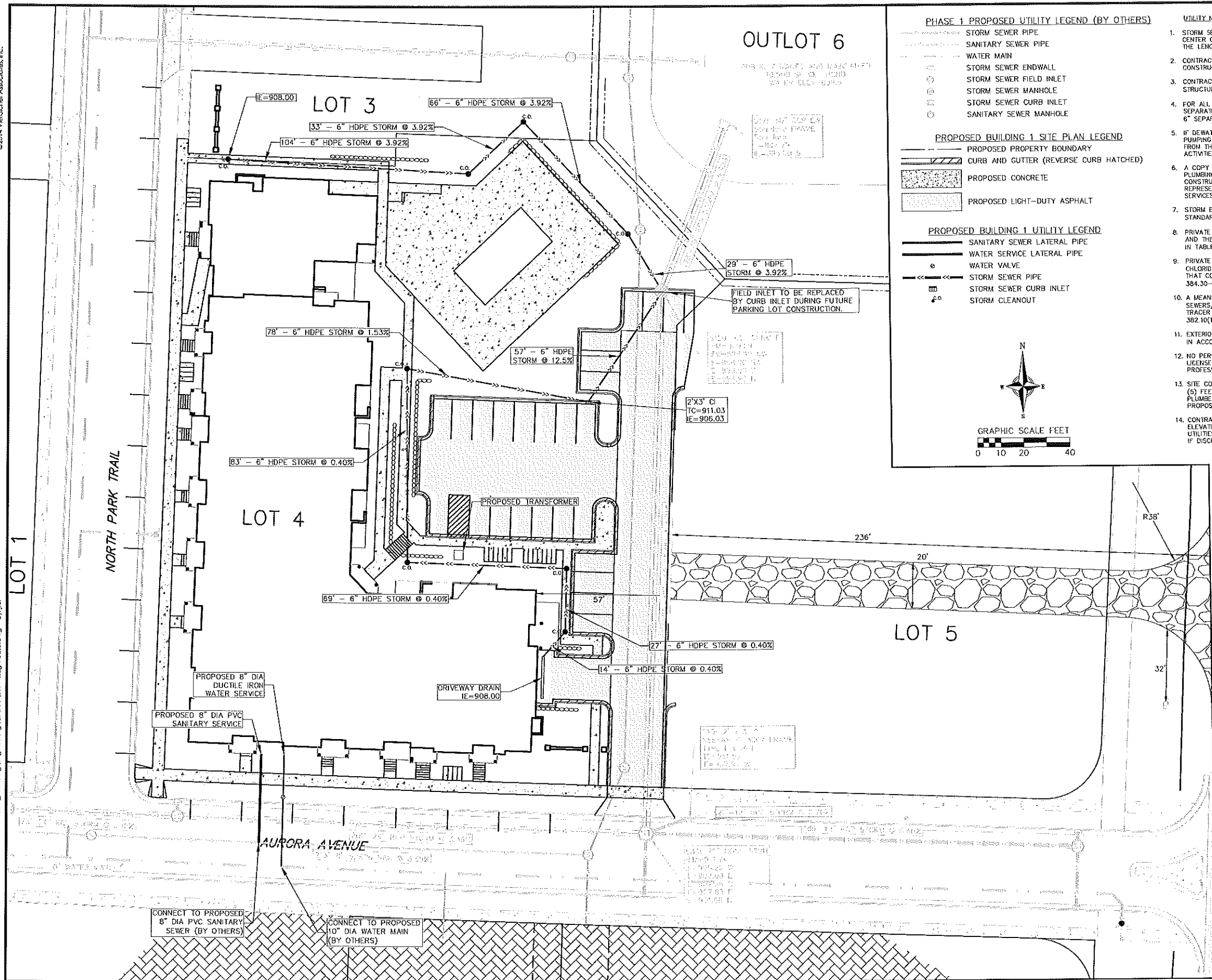
TEMPORARY AND PERMANENT:  
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED  
PER SECTION 607.3.2.3, OR OTHER RATE AND  
METHOD PER SECTION 627, WISCONSIN D.O.T.  
STANDARD SPECIFICATIONS FOR HIGHWAY AND  
STRUCTURE CONSTRUCTION

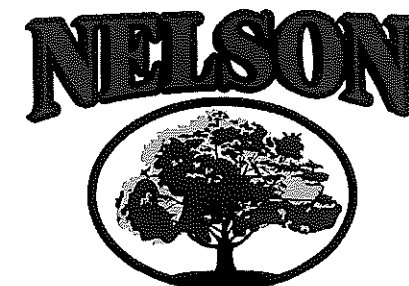


## GRADING AND EROSION CONTROL PLAN

NORTH PARK - PHASE 1 - LOT 4

SCALE		REVISIONS		REVISIONS	
1"=40' (24"x36")		NO.	DATE	NO.	DATE
1"=20' (11"x17")					
DATE					
06-05-14					
DRAFTER					
JFEL					
CHECKED					
PROJECT NO.					
130277					
SHEET					
1 OF 2					
DWG. NO.					





# NELSON LANDSCAPE INC.

Post Office Box 823  
Waukesha, WI 53187-0823  
262-549-6111  
262-549-9229  
www.nelsonlandscape.com

Sheet Title:

LANDSCAPE PLAN

Project:

SYENE ROAD  
FITCHBURG, WI

Client:

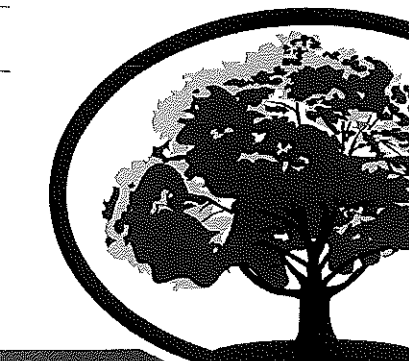
Plan Notes:

Designed By: C. J. N.  
Drawn By: C. J. N.  
Date: 6-06-14  
Revisions: 7-02-14, 7-03-14

Notice:

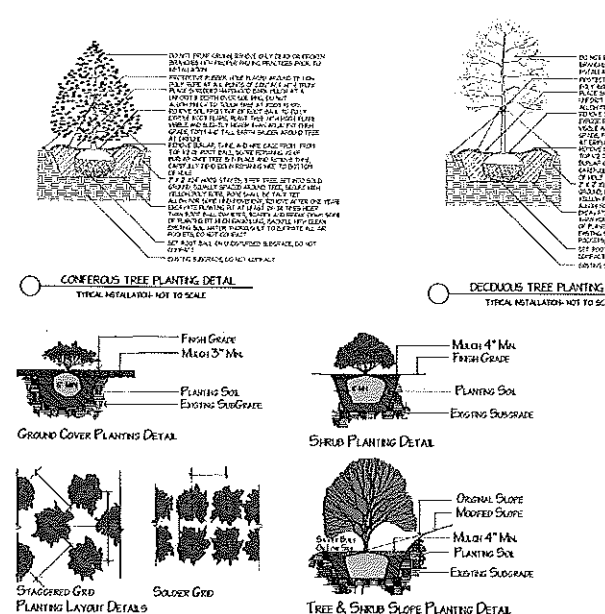
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This plan is subject to final on-site conditions and may be modified to account for unforeseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
1	1	Aster multiflorus	STARLET HYDRANGEA	2 1/2" x 6" h	
2	1	Aster multiflorus	STARLET HYDRANGEA	2 1/2" x 6" h	
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PLANTING NOTES:  
1) CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON-SITE.  
2) STATE STATUTE 18.20175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511.  
3) SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z601-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE.  
4) ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.  
5) GUY AND STAKE ALL LARGE TREES AND EVERGREENS.  
6) ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.  
7) OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STIRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISHED GRADE.  
8) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS, AND 1-1 1/2" IN ALL PERENNIAL BEDS. TREAT ALL AREAS WITH A PRE-EMERGENT HERBICIDE (GRANULAR FORM) "TREFLAN" OR APPROVED EQUAL FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING MULCH.  
9) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD MULCH 1' PAST THE DRIP LINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TRUNK OF TREE.  
10) SUPPLY AND INSTALL BLACK VINYL EDGING "ACE OF DIAMOND" MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUAL IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.  
11) ALL TURF AREAS ARE TO BE FINE-GRADED. ALL TURF AREAS ARE TO BE SEED, AREAS ARE TO BE SOWN AT THE MANUFACTURER'S RECOMMENDED RATES AND COVERED WITH A CLEAN OAT STRAW. TURF AREAS ARE TO BE SOWN WITH NELSON LANDSCAPE'S CUSTOM BLENDED SEED FOR LAWNS AND IS TO BE APPLIED AT THE RECOMMENDED RATE, A STARTER FERTILIZER APPLIED, AND COVERED WITH A CLEAN OAT STRAW. ANY AREAS WHERE POTENTIAL EROSION EXISTS DUE TO WIND OR WATER OR OTHER MEANS INCLUDING ALL SLOPES OF 3:1 OR GREATER SHALL BE COVERED WITH STRAW EROSION CONTROL BLANKETS "DS-75" MANUFACTURED BY NORTH AMERICAN GREEN, INSTALLED TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.



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ISSUED  
Article 5 Submittal - June 12, 2014  
Article 5 Re-Submittal - July 3, 2014

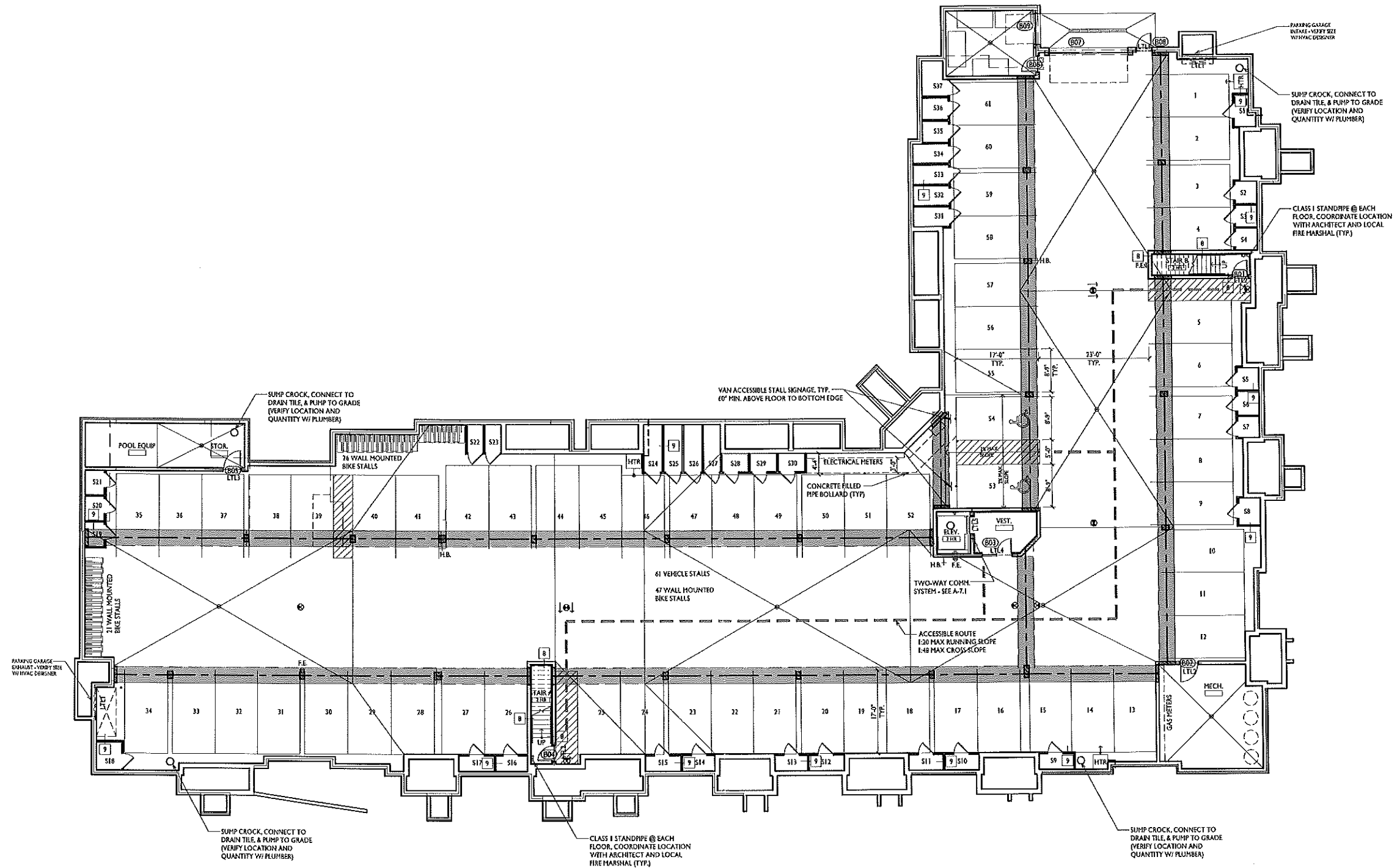
PROJECT TITLE  
**NORTH PARK -  
PHASE I**

**NORTH PARK  
TRAIL & AURORA  
AVENUE**  
SHEET TITLE  
**Basement Floor  
Plan**

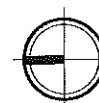
SHEET NUMBER

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PROJECT NO. **1332**  
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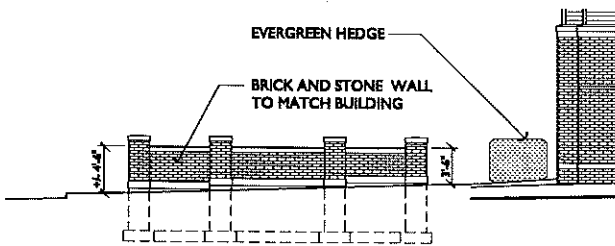
**1 BASEMENT FLOOR PLAN**  
A-1.0 3/32"=1'-0"



ISSUED  
July 9, 2014



**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 STREETSCREEN DETAIL**  
SCALE: 1/8"=1'-0"



**TYPICAL MATERIALS**

\*NOTE: COLORED MORTAR TO BE USED FOR ALL BRICK, PRECAST, CMU VENEER (COLORS T.B.D. TO MATCH VENEERS)

- ASPHALT SHINGLES
- ALUMINUM WRAPPED FACIA TO MATCH COMPOSITE TRIM
- COMPOSITE FRIEZE BOARD (PAINTED)
- HORIZONTAL VINYL SIDING - COLOR 1
- COMPOSITE TRIM BAND (PAINTED)
- PRECAST ACCENT SILL AND BAND
- COMPOSITE WINDOW TRIM
- HORIZONTAL VINYL SIDING - COLOR 2
- ALUMINUM RAILING SYSTEM
- PRECAST SILL / ACCENT BAND
- PRECAST WINDOW HEADS & SILLS
- RECESSED BRICK COURSE
- PRECAST SILL / ACCENT BAND
- BRICK VENEER W/ COLORED MORTAR

PROJECT TITLE  
**NORTH PARK -  
PHASE I**

**NORTH PARK  
TRAIL & AURORA  
AVENUE**  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A-2.1**

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**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

ISSUED  
 Article 5 Submittal - June 12, 2014  
 Article 5 Re-Submittal - July 3, 2014



**1 NORTH ELEVATION**  
 A-2.2 SCALE: 1/8"=1'-0"



**2 EAST ELEVATION**  
 A-2.2 SCALE: 1/8"=1'-0"

PROJECT TITLE  
**NORTH PARK -  
 PHASE I**

**NORTH PARK  
 TRAIL & AURORA  
 AVENUE**  
 SHEET TITLE  
**EXTERIOR  
 ELEVATIONS**

SHEET NUMBER

**A-2.2**

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